

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use of the land from Residential Use Zone to Commercial (Category-C) Use Zone in Pr.No. 8-2-402/A/1/1 (No. 8-2-402/A/3), Road No. 5, Banjara Hills of Shaikpet Village and Mandal, Hyderabad to an extent of 1350.00 Sq.mtrs – Draft variation – Notification – Confirmed – Orders - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

**G.O.Ms.No. 208**

**Dated: 15.05.2010.**

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.1664/PD1/Plg/ H / 2007,Dated: 18.02.2009.
2. Government Memo No. 18946/I1/2008, Municipal Administration & Urban Development Department, Dated: 29.08.2009.
3. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.1664/PD1/Plg/ HMDA / 2007,Dated: 16.04.2010.

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**O R D E R:**

The draft variation to the land use envisaged in the notified Zonal Development Plan for Zone IV of Municipal Area issued in Government Memo 2<sup>d</sup> read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 430, Part-I, dated: 10.09.2009. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.2,70,000/- (Rupees Two lakhs and Seventy thousands only) towards development charges. Hence, the draft variation is confirmed.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated: 20.05.2010.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S. APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

**To**

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority.

**Copy to:**

The individual through the Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. ( in name cover)

The District Collector, Hyderabad District.

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// FORWARDED :: BY ORDER //

**SECTION OFFICER**

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Zonal Development Plan for Zone IV of Municipal Area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 430, Part-I, dated: 10.09.2009 as required by sub-section (3) of the said section.

**VARIATION**

The site in Pr.No. 8-2-402/A/1/1 (No. 8-2-402/A/3), Road No. 5, Banjara Hills of Shaikpet Village and Mandal, Hyderabad to an extent of 1350.00 Sq.mtrs, which is presently earmarked for Residential Use Zone in the notified Zonal Development plan for Zone No. IV Municipal Area is designed as Commercial (Category-C) Use Zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
13. the applicant shall pay impact fee of 3 times the rate prescribed for Category-C roads under G.O.Ms.No. 766, MA & UD (I1) Department, dated: 18.10.2007 to GHMC at the time of obtaining building permission.
14. The activities indicated under category – C in G.O.Ms.No. 766, MA & UD (I1) Department, dated: 18.10.2007 only shall be allowed.

**SCHEDULE OF BOUNDARIES**

**NORTH:** Pr.No. 8-2-402/A/2 (Simha Associates)

**SOUTH:** Pr.No. 8-2-402/B

**EAST :** Ext.27'-6" B.T. Road (Proposed 66'-0" wide road  
i.e., Road No. 5)

**WEST :** Existing Residential Building.

**T.S. APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

**SECTION OFFICER**